

**City of Concord, New Hampshire
Architectural Design Review Committee
February 7, 2012**

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on Tuesday, February 7, 2012, in the Second Floor Conference Room in City Hall, at 8:30 a.m.

Present at the meeting were members James Doherty, Ron King, and Claude Gentilhomme. Gloria McPherson, Steve Henninger, Becky Hebert, and Donna Muir of the City Planning Division were also present, as was Craig Walker, Zoning Administrator.

The ADRC met in order to review the proposed design of certain sites, building, building alterations, and signs that are on the Planning Board's regular agenda for January 18, 2012, and which are subject to the provisions of the City of Concord's Zoning Ordinance in respect to architectural design review.

Agenda Items

- **Application by Abbott Bennett Group, LLC, for design review approval for a new hanging sign, located at 41 South Main Street, within the Central Business Performance (CBP) District.**

Mr. Henninger stated that the applicant is proposing a new hanging sign on an existing bracket at 41 South Main Street. He said that the application was previously reviewed by the ADRC.

Michael Abbott and Chris Bennett, the applicants, were present.

Ms. McPherson reported that staff had looked into the request from last meeting about other signs with movable type that had been approved in the Central Business Performance District, and that the sign on Pleasant and South State Streets that had been mentioned was actually in the Civic Performance District. There had been no new signs with movable type approved in CBP.

The ADRC discussed concerns they had about the number of lines of text within the variable message sign, the larger font of the variable message sign, and the messy, cluttered look of the sign due to the large amount of copy, making the sign difficult to read.

Mr. Walker stated that variable message signs are not permitted in the Central Business Performance (CBP) District.

The applicants asked about obtaining a variance for their sign, and Mr. Walker suggested the applicants meet with him.

Some of the suggestions made by the ADRC to the applicants included using a larger blue background for the business name portion of the sign, using fewer lines of changeable type, and removing the telephone number from the bottom of the sign.

The application was tabled to allow time for the applicant to meet with Mr. Walker and revise their plans for the sign.

- **Application by Siam Orchid for design review approval for façade renovations and two new affixed signs, located at 12 North Main Street, within the Central Business Performance (CBP) District. (2010-0039)**

Ms. McPherson stated that plans had previously been approved for the façade of the building with the recommendation that as much of the original brick be used as possible and that the new windows be placed into the existing opening. At the time of the renovations, the applicant found that there was no existing brick behind the panels above and below the windows.

Scott and Tom Saktanaset, the applicants, were present.

The ADRC discussed with the applicants the imbalance between the architecture of the building and the smaller windows, the need for more verticality in the façade, the use of recessed windows instead of flush mounted windows, and details that should be added to the façade such as sills and lintels and brick trim that would wrap around from the façade to the recessed windows. The committee noted that the renovations to the first floor store front are appropriate but the second floor frontage was out of character and not appropriate for a downtown building. The committee suggested that the new replacement windows be taller, if it fit with the interior space, and have a bronze finish to coordinate with the first floor.

The ADRC had the following recommendations to modify the front façade above the first floor:

1. The applicant could work within the existing width of the window opening.
2. The four windows could be grouped two by two with brick between the two sets of windows.
3. The windows must be recessed and the horizontal trim bands removed.
4. Thick granite sills and lintels must be provided for the windows.
5. If possible, based on the interior ceiling height, the committee felt it would be better to use taller windows for more verticality. The additional height should be added at the top of the existing window opening.
6. The committee suggested that additional brick detailing be added below the cornice.

The ADRC reviewed the proposal to the rear façade on Kennedy Lane, which includes replacing a window with a wooden door, and installing a bronze aluminum door, and found the proposal acceptable as submitted.

The ADRC recommended that revisions be drawn up and presented to Planning staff based on the above listed recommendations prior to action by the Planning Board. It was determined that the signs shown on the elevations would require further review once an application for the signs was submitted.

- **Application by Capital Physical Therapy for design review approval for revisions to one hanging sign and two affixed signs, located at 40 Centre Street, within the Civic Performance (CVP) District.**

Mr. Henninger stated that the application was for revisions to one hanging sign and two affixed signs.

Chip Larson from Capital Physical Therapy, the applicant, and Glen Schadick, from NE-OP-Co Signs, were present. Mr. Larson stated that he is using the same bracket and the same sign shape for the hanging signs, and that the two affixed signs will be in located in the same place as the existing affixed signs. Capital Physical Therapy will not be utilizing the affixed sign located on the driveway side of the building.

Ms. Hebert suggested that the area code be added to the phone number to provide balance between the two affixed sign.

The ADRC recommended approval of the signs as submitted, with the suggestion that the area code be added to the phone number on one of the affixed signs.

- **Application by Ocean State Job Lot for design review approval for revisions to two affixed signs and one freestanding sign panel, located at 68 D'Amante Drive, within the Gateway Performance (GWP) District.**

Mr. Henninger stated that this application was informally reviewed at last month's ADRC meeting.

Tim Sullivan, from Barlo Signs, was present on behalf of the applicant. Mr. Sullivan stated that the panel in the freestanding sign has been revised slightly since the January ADRC meeting. He explained that the font and spacing are different. He also stated that "Ocean State" is now stacked on the affixed sign on the front elevation of the building. According to Mr. Sullivan, the red color used in the signage is the standard red color # 2793.

Mr. Doherty stated that he is not in favor of the different fonts being used on the affixed sign and the tenant panel sign.

The ADRC recommended approval of the signage as revised.

- **Application by Two Pillsbury Street Condominium Association for design review approval for changes to the façade of the "penthouse" on the roof, located at 2 Pillsbury Street, within the Institutional (IS) District. (2012-0007)**

Ms. Hebert explained that the applicants are proposing to install a black rubber membrane along the south wall of the "penthouse" on the roof of the building.

Aaron Holt and Paul Cole, the applicants, were present.

The ADRC suggested using a sealant as another alternative to the black rubber membrane. The applicants advised that they had tried a number of sealants but the leaks continue. Mr. Cole noted that only the south wall leaks when there is a driving rain.

The Committee also suggested using a different color for the membrane to reduce the visual impact of the change. Mr. Dougherty and Mr. Gentilhomme noted that several companies produce colored or textured membranes.

The ADRC recommended approval of the changes to the south facing façade of the penthouse, with the recommendation that a different color be used for the membrane, either a brick color to match the façade or a lighter color, such as gray, which would reduce the visible impact of the change. The applicants would provide the revised color choice to Planning staff by Monday.

- **Application by Alex Ray for design review approval for the installation of solar panels on the roof of The Common Man Restaurant, located at 25 Water Street, within the Gateway Performance (GWP) District. (2012-0008)**

Mr. Henninger explained that the solar panels have already been installed on the building, and the project was completed in a manner consistent with good design practices.

Alex Ray, the applicant, was present. Mr. Ray stated that the pipes have not yet been installed and that he would ensure that the pipes will have a dark insulation on them and will be dropped into the building quickly at the attic, so less piping will be visible along the roof and side elevations of the building.

The ADRC recommended approval of the solar panels as installed.

- **Review of Architectural Design Review Informational brochure and Signs brochure.**

Ms. McPherson explained that brochures are being further revised and are not ready for review by the ADRC at this meeting.

There was no further business to come before the Committee, and the meeting adjourned at 9:50 a.m.

Respectfully submitted,

Stephen L. Henninger
Assistant City Planner
SLH / djm